
G4 Cranmer Road | West Meadows Industrial Estate |
Derby | DE21 6JL

Industrial/Warehouse property in a convenient and accessible location

594m² (6,392ft²)



- Industrial/warehouse property
- Includes two storey office section
- Forecourt parking and loading bay
- Convenient location off A52/A61 at Pentagon Island
- Roller shutter loading door



To Let



Location

West Meadows Industrial Estate is conveniently located off Pentagon Island, at the intersection of the A52 (Derby to Junction 25 M1) and the A61 Sir Frank Whittle Road, which leads up to the A38 dual carriageway.

The property therefore has good road connection to the M1 motorway, City Centre, inner and outer ring roads.

West Meadows is popular with trade counter, manufacturers and storage operators alike with local occupiers including Plumb Centre, Europcar, Peugeot Car Dealership, Kwik Fit, Motorpoint and the like.

Description

The property comprises clear span industrial/warehouse space with two storey office section at the front which includes 2 offices, restroom, kitchen and wc, whilst at first floor level is additional office space.

Internal eaves height is approximately 6m, with access via a roller shutter loading door approx. 4.6m wide by 4.7m high, with loading bay and parking area to the front.

Accommodation

From our measurements on site, we calculate the following approximate gross internal floor areas:

594m² (6,392ft²)

This information is given for guidance purposes only.



Business Rates

We understand that the property has the following rateable value:

£22,250

Small business rates multiplier in the £ 2018/19: 0.48.

However all interested parties are advised to make their own enquiries of the local billing authority, Derby City Council.

Planning

Interested parties must reply on their own enquiries of the planning authority, Derby City Council.

Rent

The property is available to let by way of a new lease for a term to be agreed at a rent of:

£31,950 per annum

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate

To be reassessed.

SAT NAV: DE21 6JL

A61

A52

The property

City Centre

For further information or to arrange to view please contact:

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